

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Raymond William Boyce aka Raymond Boyce,  
aka Raymond W. Boyce

Debtor

Wilmington Savings Fund Society, FSB, as trustee of  
Stanwich Mortgage Loan Trust A

Movant

vs.

Raymond William Boyce aka Raymond Boyce, aka  
Raymond W. Boyce

Debtor

Margaret E. Kligge

Co-Debtor

William Miller\*R

Interim Trustee

CHAPTER 13

NO. 16-18789 REF

11 U.S.C. Sections 362 and 1301

**ORDER**

AND NOW, this 8th day of November, 2018 upon withdrawal of the Debtor's response to the Motion, it is:

**ORDERED** THAT: the Motion for Relief from the Automatic Stay and Codebtor Stay is **GRANTED**, and both the automatic stay under Section 362 Title 11 of the United States Code, and the codebtor stay under Section 1301 of the Bankruptcy Code, are **MODIFIED** with respect to the subject premises located at 42 S. Spruce Street, Nazareth, PA 18064 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**